

**EXHIBIT A**

Budget

**Platinum Heights LP***First Interim Cash Collateral and DIP Budget*

Period: Week Ending:	Forecast 1 3/7/2025	Forecast 2 3/14/2025	Forecast 3 3/21/2025	Forecast TOTAL
<b>Beginning Cash Balance</b>	<b>\$ 30,512</b>	<b>\$ 50,588</b>	<b>\$ 50,588</b>	<b>\$ 30,512</b>
<b><u>RECEIPTS</u></b>				
Base Rent	47,645	-	-	47,645
Rent Reimbursement	-	-	-	-
DIP Advances	190,000	-	-	190,000
<b>Total Cash Receipts</b>	<b>237,645</b>	<b>-</b>	<b>-</b>	<b>237,645</b>
<b><u>DISBURSEMENTS</u></b>				
Property Insurance	(94,320)	-	-	(94,320)
HVAC Rental	(25,000)	-	-	(25,000)
Electricity	-	-	-	-
Gas	-	-	-	-
Water	-	-	-	-
Trash	-	-	-	-
Security	-	-	-	-
Elevator Maintenance Contract	(50,000)	-	-	(50,000)
Fire System.Life Safety	-	-	-	-
Landscaping	-	-	-	-
Medgas	-	-	-	-
Property Maint/Janitorial	-	-	-	-
Water Management	(10,250)	-	-	(10,250)
<b>Total Operating Expenses</b>	<b>(179,570)</b>	<b>-</b>	<b>-</b>	<b>(179,570)</b>
<b><u>Bankruptcy Costs</u></b>				
Adequate Protection - Prepetition Secured Lender	-	-	-	-
United States Trustee Fee	-	-	-	-
Utility Adequate Assurance Reserve	(38,000)	-	-	(38,000)
Debtor Counsel: Reed Smith	-	-	-	-
Debtor FA: Harney Partners	-	-	-	-
Unsecured Creditors Committee Professionals	-	-	-	-
<b>Total Bankruptcy Costs</b>	<b>(38,000)</b>	<b>-</b>	<b>-</b>	<b>(38,000)</b>
<b>Net Cash Flow</b>	<b>20,076</b>	<b>-</b>	<b>-</b>	<b>20,076</b>
<b>Ending Cash Balance</b>	<b>\$ 50,588</b>	<b>\$ 50,588</b>	<b>\$ 50,588</b>	<b>\$ 50,588</b>
<b>Total DIP Advances</b>				
Beginning Balance	-	220,000	220,000	-
Advances	220,000	-	-	220,000
Paydowns	-	-	-	-
<b>Ending Balance</b>	<b>220,000</b>	<b>220,000</b>	<b>220,000</b>	<b>220,000</b>